040.0	0005	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	874,500 / 874,500
					USE VALUE:	874,500 / 874,500
					ASSESSED:	874,500 / 874,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45	-A	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WARREN REAL ESTATE LLC
Owner 2:	
Owner 3:	
Street 1:	50 HIGH ST
Street 2:	
Twn/City:	STONEHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	02180 Type:

PREVIOUS OWNER

Owner 1:	DELANEY WILLIAM J & DIANE J -
Owner 2:	-
Street 1:	P.O. BOX 81
Twn/City:	CARLISLE
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .077 Sq. Ft. of land mainly classified as Three Fam. with a Colonial Building built about 1975, having primarily Aluminum Exterior and 2964 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	3365.000	457,700		416,800	874,500
Total Card	0.077	457,700		416,800	874,500
Total Parcel	0.077	457,700		416,800	874,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.04 /Parcel: 295.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27250

GIS Ref

GIS Ref

Insp Date 11/29/18

!3346!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0005-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	457,700	0	3,365.	416,800	874,500		Year end	12/23/2021
2021	105	FV	445,300	0	3,365.	416,800	862,100		Year End Roll	12/10/2020
2020	105	FV	445,300	0	3,365.	416,800	862,100	862,100	Year End Roll	12/18/2019
2019	105	FV	349,100	0	3,365.	442,800	791,900	791,900	Year End Roll	1/3/2019
2018	105	FV	349,100	0	3,365.	323,000	672,100	672,100	Year End Roll	12/20/2017
2017	105	FV	349,100	0	3,365.	281,300	630,400	630,400	Year End Roll	1/3/2017
2016	105	FV	349,100	0	3,365.	239,600	588,700	588,700	Year End	1/4/2016
2015	105	FV	347,000	0	3,365.	234,400	581,400	581,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:57:00

LAST REV

Date	Time
02/11/21	09:46:46
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3346

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELANEY WILLIAM	65329-377		5/7/2015	Convenience	99	No	No		
DELANEY JUSTIN	57848-478		11/14/2011	Convenience	100	No	No		
DELANEY WILLIAM	57825-249		11/8/2011	Convenience	100	No	No		
BANKS CHESTER R	34865-137		2/20/2002		456,000	No	No		
	11850-608		6/25/1970			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2020	1599	Redo Kit	21,648	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
4/13/2009	Measured	197	PATRIOT
5/13/2002	MLS	HC	Helen Chinal
3/28/2000	Inspected	263	PATRIOT
3/2/2000	Measured	263	PATRIOT
11/1/1981		RT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	27250
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		3365		Sq. Ft.	Site		0	80.	1.55	1									416,759						416,800	

Total AC/HA:	0.07725	Total SF/SM:	3365	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total: 416,759	Spl Credit	Total: 416,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	BS - BSMT		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1975	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15480769
Const Adj.:	0.94040596
Adj $ / SQ:	141.178
Other Features:	162500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545483
Depreciation:	87823
Depreciated Total:	457660

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

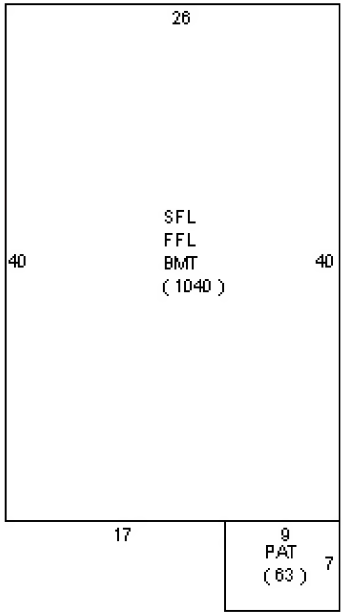
No Unit	RMS	BRS	FL
2	4	2	
1	3	1	
Totals			
3	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.18
Special Features:	0	Val/Su Net:	143.80
Final Total:	457700	Val/Su SzAd	220.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	85.550	88,976
FFL	First Floor	1,040	141.180	146,826
SFL	Second Floor	1,040	141.180	146,826
PAT	Patio	63	5.640	355

Net Sketched Area:	3,183			Total:	382,983
Size Ad	2080	Gross Area	3183	FinArea	2964

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	85	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0005-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	